



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

**RESOLUTION NO. 075-16
2105 ANACAPA STREET
MODIFICATIONS
NOVEMBER 9, 2016**

APPLICATION OF BRITTON JEWETT, ARCHITECT FOR BARBARA MATHEWS, 2105 ANACAPA STREET, APN: 025-242-011, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 DU/ACRE) (MST2008-00311).

The 9,448 square foot project site is located on the corner of Anacapa and Padre Streets. The prior approved project involved the demolition of the existing structures, and the construction of a new 2,735 square foot, one-story residence above an existing 1,752 square foot basement, and add a 1,405 square foot partial basement and attached two-car garage. The proposed total of 5,892 square feet of development on a 9,372 square foot lot is 97% of the required maximum floor-to-lot area ratio (FAR). The project requires compliance with Staff Hearing Officer Resolution No. 024-09, and Planning Commission Resolution No. 021-09. A subsequent Modification was granted in 2014 as a revision to the project to allow an approximately six-square foot addition to the garage and minor alterations to the garage for compliance with the minimum two-car garage dimensions. The current project is for a revision to include alterations to windows, patios, gates, fencing, railings, and other building details, an alteration to the front entry doorway, rooftop and eave, and a new outdoor kitchen with a built-in barbeque and a pizza oven to be located on the front patio in the secondary front yard.

The discretionary applications required for this project is a Front Setback Modification to allow the "as-built" upper uncovered patio, new built-in barbeque and pizza oven to encroach into the required thirty-foot front setback on Padre Street (SBMC § 28.15.060 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak in favor of the application or in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, November 3, 2016.
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

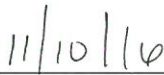
- I. Approved Front Setback Modification making the finding and determination that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed alterations are appropriate because of the location of the existing development on site, the two front yards, and as the proposal is not anticipated to adversely impact the adjacent properties or the visual openness of the street frontage.
- II. Said approval is subject to the following conditions:
 - A. The "as-built" A.C. unit within the north interior setback shall be removed from the required setbacks.
 - B. The proposed built-in barbeque and pizza oven shall be removed from the front setback.

This motion was passed and adopted on the 9th day of November 2016 by the Staff Hearing Officer of the City of Santa Barbara.

I hereby certify that this Resolution correctly reflects the action taken by the city of Santa Barbara Staff Hearing Officer at its meeting of the above date.



Krystal Vaughn, Commission Secretary



Date

PLEASE BE ADVISED:

1. This action of the Staff Hearing Officer can be appealed to the Planning Commission within ten (10) days after the date the action was taken by the Staff Hearing Officer.
2. If the scope of work exceeds the extent described in the Modification request or that which was represented to the Staff Hearing Officer at the public hearing, it may render the Staff Hearing Officer approval null and void.
3. If you have any existing zoning violations on the property, other than those included in the conditions above, they must be corrected within thirty (30) days of this action.
4. Subsequent to the outcome of any appeal action your next administrative step should be to apply for **Single Family Design Board (SFDB)** approval and then a building permit.
5. **PLEASE NOTE: A copy of this resolution shall be reproduced on the first sheet of the drawings submitted with the application for a building permit.** The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.
6. **NOTICE OF APPROVAL TIME LIMITS:** The Staff Hearing Officer's action approving the Performance Standard Permit or Modifications shall expire two (2) years from the date of the approval, per SBMC §28.87.360, unless:
 - a. A building permit for the construction authorized by the approval is issued within twenty four months of the approval. (An extension may be granted by the Staff Hearing Officer if the construction authorized by the permit is being diligently pursued to completion.) or;
 - b. The approved use has been discontinued, abandoned or unused for a period of six months following the earlier of:
 - i. an Issuance of a Certificate of Occupancy for the use, or;
 - ii. one (1) year from granting the approval.

